

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
May 17, 2010**

The regular meeting of Kempton Crossing HOA was called to order at 7:00PM.

Present: Board members Werner Buchmann, Bruce Kappel, Allen Lund, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Karen Buchmann-Web Site, Dennis Kappel-Newsletter, Matt Davis of ProQual and homeowner George Barker.

Jeff Forman was absent.

Homeowners' Forum: Cherry Marfisi informed the board that there is an issue with the concrete walkway in the park near the Ramada. There is a raised portion at the end and anyone in a wheel chair can not get on the walkway. Janet will have Matt of ProQual submit a proposal.

Minutes: It was moved by Bruce Kappel and seconded by Jackie Barker to approve the minutes of the April 12, 2010 meeting. Motion passed.

Financials: Allen Lund reviewed the April financial statement with the Board. Allen made a motion to have funds invested in CD's as follow: \$25,000 for 3 months; \$25,000 for 6 months and \$50,000 for 18 months. Jackie Barker seconded. Motion passed.

It was moved by Bruce Kappel and seconded by Jackie Barker to the April financial report. Motion passed.

Newsletter Committee: Dennis Kappel will be working on the next Newsletter for the third quarter. Dennis will include a thank you to the committee for their hard work in planning the Spring Event.

Architectural Committee: One application was submitted for exterior lights and the request was approved.

May 17, 2010

Page Two

Landscape Committee: Matt Davis from ProQual attended the meeting and submitted the attached report.

A discussion took place regarding a tree root growing into the lawn area of the Tot Lot. Matt advised the Board that it would be costly to remove the root. A better more efficient solution would be to place a large boulder over the area. Allen Lund made a motion to spend not to exceed \$200 for a boulder. Jackie Barker seconded. Allen Lund, Jackie Barker and Bruce Kappale were in favor of the boulder. Werner Buchmann was opposed. Motion passed.

Social Committee: Dennis Kappale was chairman of the April Social event and gave the following report:

- 256 people attended the event
- Time for the rides was extended by 2 hours
- Clown Face Painter was there for 3 hours due to demand
- \$300 over budget -\$2,563 spent on event
- Raffle was a success

MaryAnn Wright will plan the movie Night event in September/October.

Property Manager's Report and Old Business:

- Numerous violation letters regarding parking on gravel, trimming shrubs and trees, maintenance of front yards, repainting of houses and other items continue to be sent. Weeds continue to be an issue.
- Proposals for several options to modify the wall on Danielson between KC and the college were have been tabled.
- Wall on Danielson continues to be damaged. Through March \$785 has been spent on repairs. The board agreed to delay the current repair for another month. The board asked Janet to contact Humphrey School regarding children climbing over the wall.
- Graffiti on the Cottonwood Park wall was cleaned within 24 hours of the damage occurring.
- Issue to plant material hanging into the bike lane was resolved.
- Light pole which fell during the January storms will be replaced by mid June.

May 17, 2010
Page Three

New Business: Bruce presented the Board with an article from the City regarding grant monies. This is for associations that do not have excess funds available for upgrades to their landscaping. Kempton Crossing does not qualify.

Allen Lund made a motion to adjourn the regular meeting and Bruce Kappel seconded. Motion passed. The meeting was adjourned at 8:06 PM.

The next meeting will be June 21, 2010.

Approved: _____

Date: _____

